

145.0

0005

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
632,300 / 632,300
632,300 / 632,300
632,300 / 632,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
280		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCGRATH PATRICK J & TARYN	
Owner 2:	
Owner 3:	

Street 1: 280 HIGHLAND AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MCGRATH PATRICK J & JOHN J & -	
Owner 2: MCGRATH RAMONE M -	

Street 1: 280 HIGHLAND AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Vinyl Exterior and 1530 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
4500	Sq. Ft.
Site	
0	Depth / PriceUnits
80.	Unit Type

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4500	Sq. Ft.	Site	0	80.	1.23	9						443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	188,300		444,000	632,300		95293
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17



USER DEFINED

Prior Id # 1: 95293	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/30/21 12:23:07	
LAST REV Date Time	
11/10/21 10:48:04	
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	188,300	0	4,500.	444,000	632,300		Year end	12/23/2021
2021	101	FV	181,700	0	4,500.	444,000	625,700		Year End Roll	12/10/2020
2020	101	FV	181,700	0	4,500.	444,000	625,700		625,700 Year End Roll	12/18/2019
2019	101	FV	163,600	0	4,500.	416,300	579,900	579,900	Year End Roll	1/3/2019
2018	101	FV	163,600	0	4,500.	344,100	507,700	507,700	Year End Roll	12/20/2017
2017	101	FV	163,600	0	4,500.	316,400	480,000	480,000	Year End Roll	1/3/2017
2016	101	FV	163,600	0	4,500.	288,600	452,200	452,200	Year End	1/4/2016
2015	101	FV	162,800	0	4,500.	283,100	445,900	445,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGRATH PATRICK	66727-189		1/27/2016	Convenience		1	No	No	
DOHERTY FRANCIS	62801-21		10/18/2013	Family	375,000	No	No		
	15242-577		9/1/1983		82,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/25/2021	1323	Addition	261,500	O					12/1/2017	MEAS&NOTICE	HS	Hanne S
11/5/2018	1638	Redo Bat	14,032	C					11/11/2008	Meas/Inspect	163	PATRIOT
10/18/2001	768	Re-Roof	3,500	C					10/24/2008	Measured	345	PATRIOT
									11/10/1999	Meas/Inspect	263	PATRIOT
									1/1/1982		CS	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SCUTTLE. 1/2 BATH-SHOWER&SINK IN BMT. OF=TOILET(SEPARATE).											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1											
Color: WHITE				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDO INFORMATION															
Year Blt: 1947	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:				REMODELING				RES BREAKDOWN							
Const Mod:				% Own:				Exterior:				No Unit	RMS	BRS	FL				
Lump Sum Adj:				Name:				Interior:				1	4	2					
INTERIOR INFORMATION				DEPRECIATION				Additions:											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Kitchen:											
Prim Int Wal 1 - Drywall				Functional:		%		Baths:											
Sec Int Wall:	%			Economic:		%		Plumbing:											
Partition: T - Typical				Special:		%		Electric:											
Prim Floors: 3 - Hardwood				Override:		%		Heating:											
Sec Floors:	%			Total:	31	%		General:											
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Totals				1	4	2					
Subfloor:				COMPARABLE SALES															
Bsmnt Gar: 1				Basic \$ / SQ: 100.00			Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3 - Typical				Size Adj.: 1.35000002															
Insulation: 2 - Typical				Const Adj.: 0.99989998															
Int vs Ext: S				Adj \$ / SQ: 134.987															
Heat Fuel: 2 - Gas				Other Features: 76500															
Heat Type: 3 - Forced H/W				Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100		% AC:		NBHD Mod:															
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00															
% Com Wal	% Sprinkled			Adj Total: 272889															
				Depreciation: 84596															
				Deprecated Total: 188293															
MOBILE HOME				WtAv\$/SQ:			AvRate:			Ind.Val									
SPEC FEATURES/YARD ITEMS				Juris. Factor:			Before Depr:	134.99											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	145.0-0005-0012.0
More: N	Total Yard Items:				Total Special Features:													Total:	
AssessPro Patriot Properties, Inc																			